



PAUL GRAHAM

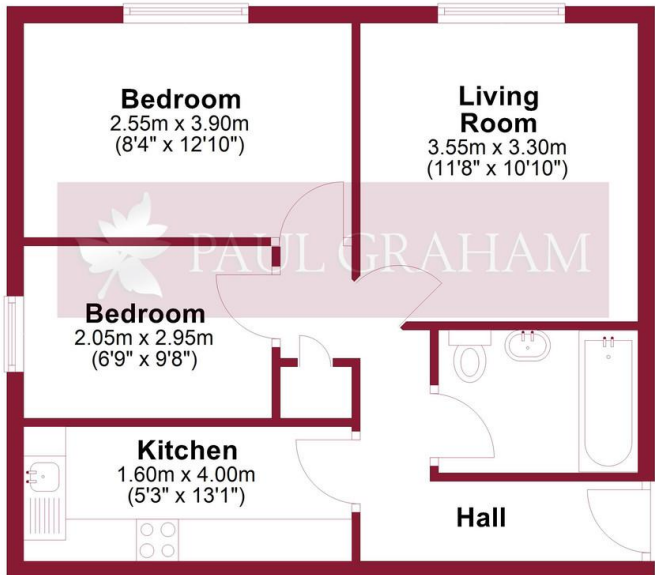


Flat 8, 11 Foxglove Way, Hackbridge, Surrey, SM6 7JJ | **£270,000 Leasehold**

Paul Graham are please to market this stunning 2 bedroom 1st floor purpose built flat. Situated in a quiet residential road close to Hackbridge train station. The current owner has renovated the flat to a high standard with a luxury bathroom with Porcelanosa Tiles, new electric heating and fully redecorated throughout. Viewing is recommended on this no chain property.

## First Floor

Approx. 46.6 sq. metres (501.5 sq. feet)



Total area: approx. 46.6 sq. metres (501.5 sq. feet)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards. Produced for Paul Graham. Plan produced using PlanUp.

## COMMUNAL ENTRANCE

## ENTRANCE HALL

**RECEPTION ROOM** 11' 8" x 10' 10" (3.56m x 3.3m)

**KITCHEN** 13' 1" x 5' 2" (3.99m x 1.57m)

**BEDROOM 1** 12' 8" x 8' 5" (3.86m x 2.57m)

**BEDROOM 2** 9' 7" x 6' 7" (2.92m x 2.01m)

**BATHROOM** 7' 1" x 5' 7" (2.16m x 1.7m)

## WELL PRESENTED THROUGHOUT

## ALLOCATED PARKING

## NO CHAIN



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## WALLINGTON

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## CARSHALTON

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